

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Louisiana Housing Authority</u> PHA Code: <u>LA 903</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2010</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>0</u> Number of HCV units: <u>2,000</u>												
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	PH	HCV						
PH	HCV												
	PHA 1:												
	PHA 2:												
	PHA 3:												
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:												
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.												
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: See Attachment. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Main business office: 150 Third St., Suite 500, Baton Rouge, LA 70801 PHA website: http://www.doa.louisiana.gov/CDBG/drhome.htm												
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. N/A												
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. N/A												
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. N/A												
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. N/A												
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements: N/A												
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Required in year of submission of 5-Year Plan.												

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Required in year of submission of 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Required in year of submission of Five-Year Plan. Also, see Attachment.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Required in year of submission of 5-Year Plan; see 2009 Annual Plan, p. 29 of 40.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

6.0 (a) . PHA Plan Update

The only PHA Plan element that has been revised since the last Annual Plan submission is Element 1.a., describing the waiting list. The updated description is as follows:

The waiting list generally will be area-based for all projects within each area serviced by a Local Lead Agency (LLAs); LLAs are listed later in this Plan. The LLAs may maintain project-based waiting lists in some circumstances if approved by the Louisiana Housing Authority (LHA; formerly referenced as the Louisiana Office of Community Development or OCD). The initial waiting lists consist of households already housed in tax credit or other units where owners agree to take PSH-eligible households as part of the Road Home Program and PSH-eligible households provided housing assistance under temporary housing assistance programs (the Transitional Assistance Program, the Rental Housing Assistance Support Service, and the Rapid Rehousing Program, unless such households will be assisted otherwise), all of whom will have preference over other applicants; and on waiting lists for PSH maintained by LLAs at the time of program commencement.

As of July 31, 2009, there were approximately 1,825 households on such waiting lists, including 567 households in tax-credit or temporarily assisted housing but not yet receiving PBV. All of these households are disabled; virtually all have incomes not exceeding 30% of median; approximately two thirds or more may be African-American and a significant percentage are Hispanic; and approximately three fourths need one-bedroom units.

More generally, 2009 thus far has largely been an organizational year for the LHA. HUD approved LHA's initial PHA Plan on March 17, 2009, approved the necessary level of administrative fees and provided preliminary amounts necessary to support the basic program on April 7, 2009, provided the waiver necessary so that the temporarily-assisted and tax credit units occupied by families on initial waiting lists could be assisted without a competitive selection process on May 15, 2009 and supplemented that waiver as needed to include all units contemplated to be covered on July 20, 2009, and provided the initial 200 units of housing assistance funding effective July 1, 2009. LHA advertised for a Subsidy Administrator on December 23, 2008, accepted proposals on January 26, 2009, and sent notice of intent to award to Quadel Consulting Corporation (Quadel) on February 9, 2009. Quadel's contract is effective as of May 1, 2009. The first households were provided PBV assistance for July 2009.

LHA and Quadel also continue to hire the necessary staff to administer the program as it leases up. The initial Request for Proposals to locate additional program units was released on June 15, 2009.

As of August 19, 2009, 99 units were under Housing Assistance Payments (HAP) contract. These units consisted of two studios, 45 one-bedroom units, 27 two-bedroom units, 14 three-bedroom units, and 11 four-bedroom units. Ninety units were leased, with one studio, 5 one-bedroom units, and 3 two-bedroom units under HAP contract but not leased.

Element 2, Statement of Financial Resources, has not been altered. HUD funded \$2.7 million of preliminary administrative fees from the \$20 million in HAP funds. This is not projected to affect lease-up of 2,000 project-based voucher units.

Because lease-up is in the early stages, LHA has not yet formed a Resident Advisory Board. LHA expects to form a Resident Advisory Board prior to the beginning of the next PHA Plan process, during 2010.

As lease-up has begun, a number of changes in the "Section 8 Housing Choice Voucher Administrative Plan: Project-Based Vouchers for Permanent Supportive Housing" (Administrative Plan) have been found to be necessary. The Administrative Plan with these changes highlighted is on display at the main offices of LHA and on LHA's website.